



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 21, 2004 REPORT NO. HO 04-100

ATTENTION: Hearing Officer

SUBJECT: TARANTINO TENTATIVE MAP - PROJECT NO. 9952

LOCATION: 630 Rosecrans Street

APPLICANT: Robin Munro/Sullivan, Wertz, McDade & Wall

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 18859 and Tentative Map No. 18855 (amendment to Coastal Development Permit/ Conditional Use Permit No. 90-0889) to subdivide the subject property into two parcels; and approve Coastal Development Permit No. 123665 to convert an existing guest quarters to a single-family residential unit?

Staff Recommendation -

1. Approve Coastal Development Permit No. 18859;
2. Approve Tentative Map No. 18855;
3. Approve Coastal Development Permit No. 123665

Community Planning Group Recommendation - The Peninsula Community Planning Committee met on June 5, 2004 and voted 6-1-3 to recommend approval of the project, with two conditions: 1) that the owner work with neighbors uphill on San Elijo/San Fernando to accommodate public access to buses on Rosecrans Street; 2) or work with the City to establish north access on the public right-of-way. (Attachment 12).

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Minor Land Divisions.

Fiscal Impact - None with this action. All costs associated with the processing of this project are paid for by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - With the proposed conversion of an existing guest quarters to dwelling unit, there would be a net gain of one dwelling unit in the Peninsula Community Plan Area. There is no affordable housing associated with this project.

BACKGROUND

The proposed project is located at 630 Rosecrans Street, on a 0.46 acre-site, in the RS-1-7 Zone (Residential-Single family), Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, and the La Playa neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan (LCP) (Attachment 1). The Peninsula Community Plan designates this area for single-family residential land use (9du/acre) (Attachment 2). The property is currently developed with a single-family residence and detached guest-quarters in conformity with CUP No. 90-0889. The Community Plan's recommended density is consistent with the RS-1-7 zone's minimum 5,000-square-foot lot size (Attachment 3). The project is located on the east side of the peninsula approximately one quarter mile from San Diego Bay.

DISCUSSION

This report covers two separate but interrelated projects located on one site:

Project 1 is a request to amend Coastal Development Permit/Conditional Use Permit No. 90-0889 to rescind the Conditional Use Permit, and for a Tentative Parcel Map to subdivide the existing 18,810-square-foot site into two parcels. Parcel 1 would be approximately 9,722-square-feet, while Parcel 2 would be approximately 9,088-square-feet. Each new lot would be larger than the minimum lot size for the zone and meets all land development code requirements for lot configuration, and will be suitable for development with a single-family residence.

Project 2 is a request for a Coastal Development permit to convert the existing guest- quarters previously permitted under CDP/CUP No. 98-0889 to a residential unit on the newly created Parcel 2. As a condition of the permit, an existing kitchen will be required to be legally permitted through the building permit process.

The site is a residential lot, currently zoned RS-1-7, which was created in 1932. The existing single-family residence on the southern portion of the site was constructed in 1948. The guest-quarters was constructed in 1992. The required parking for the existing dwelling unit and the guest-quarters is three-parking spaces; the parking requirement for the proposed projects consisting of two single-family dwelling units on two separate lots is four parking spaces, two spaces for each dwelling unit in accordance with Chapter 12, Article 7, Division 1 of the Land Development Code.

In order for the new two sites (Parcel 1 & Parcel 2) to stand on their own merit and not to be encumbered by the adjacent site, each will be granted a CDP for development specific to their respective sites. No grading or site alteration will take place under Coastal Development Permit No. 18859 and Tentative Map No. 18855 or Coastal Development Permit No. 123665.

Currently, a single driveway provides access to both structures. The projects do not propose to alter the existing accessway; however, a shared access easement across Parcel 2 to Parcel 1 is incorporated as a condition of TM No. 18855 to insure continued access to both newly created Parcels. When completed, the residence on Parcel 2 will consist of one bedroom, kitchen, living room, living area, a deck, two bathrooms, two-car garage, and a swimming pool. Prior to the recordation of the Final Map, the applicant is required to submit for, and pursue in a diligent manner, buildings permits to establish the installation of a kitchen and appropriate water and sewer utilities in order to legalize the new single-family dwelling unit. The project as proposed will be visually compatible with the character of the surrounding area and will blend in with the existing residential development and neighborhood.

The project is exempt from environmental review per Article 19, Section 15315 of CEQA on the basis the Minor Land Division. Section 125.0440 of the San Diego Municipal Code requires that a Tentative Map be processed for the subdivision of land. Staff has determined the proposed subdivision and its design or improvement is consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b), and the Peninsula Community Plan.

The development as conditioned, meets all applicable regulations set forth in the RM-1-1 Zone, the Peninsula Community Plan and staff has determined that the required findings to approve the project can be supported (Attachment 8, 9). Therefore, staff recommends approval of Coastal Development Permit No. 18859, Tentative Map No. 18855, and Coastal Development Permit No. 123665, with the attached conditions.

ALTERNATIVES

- Project 1 -
1. Approve Coastal Development Permit No. 18859 and Tentative Map No. 8855, with modifications.
 2. Deny Coastal Development Permit No. 18859 and Tentative Map No. 18855, if the findings required to approve the project cannot be affirmed.
- Project 2 -
1. Approve Coastal Development Permit No. 123665, with modifications.
 2. Deny Coastal Development Permit No. 123665, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laila Iskandar, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Tentative Map
7. Project Plans (forwarded to HO)
8. Draft Permit & Resolution with Conditions for CDP No. 18859
9. Draft Permit & Resolution with Conditions for CDP No. 18859
10. Draft Map Conditions and Subdivision Resolution
11. Copy of Recorded (existing) Permit
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology